

SOBHA

REALTY

sobharealty.com





Construction Week AWARDS 2021

2021:
Developer of the Year



2020:
Best Luxury Developer



2020:
Best Residential Property
Best Developer Website



2018:
Luxury Developer of the
Year – Sobha Hartland



2018:
Top 50 GCC Developers
of 2018: Sobha Realty



2018:
Ranked 15th in the Power
Hour 2018 rankings by
Construction Business News



2017:
Ranked 6th in the Top 10
Developers list by
Construction Week



2016:
Ranked 78th Richest
Indian by Forbes India



PNC INVESTMENTS LLC
Holding Company



SOBHA LLC
Real Estate Developer



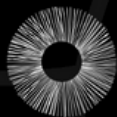
PNC ARCHITECTS
Design and Architect firm



SOBHA CONSTRUCTIONS LLC
Contractor for construction activities



SOBHA FAÇADE LLC
Glass & Aluminium Company



SIA LANDSCAPING
Landscaping company



SOBHA FURNITURE
Interior and Furniture company



LATINEM FACILITY MANAGEMENT LLC
Building Security and
Maintenance company



SOBHA HARTLAND



SOBHA HARTLAND II



SOBHA SEAHAVEN



SOBHA ELWOOD

THE S



SOBHA ONE



SOBHA RESERVÉ



VERDE
BY SOBHA



SOBHA
ORBIS



SOBHA SOLIS

SOBHA
Siniya Island



**16 Million sq.ft
of Land Area**

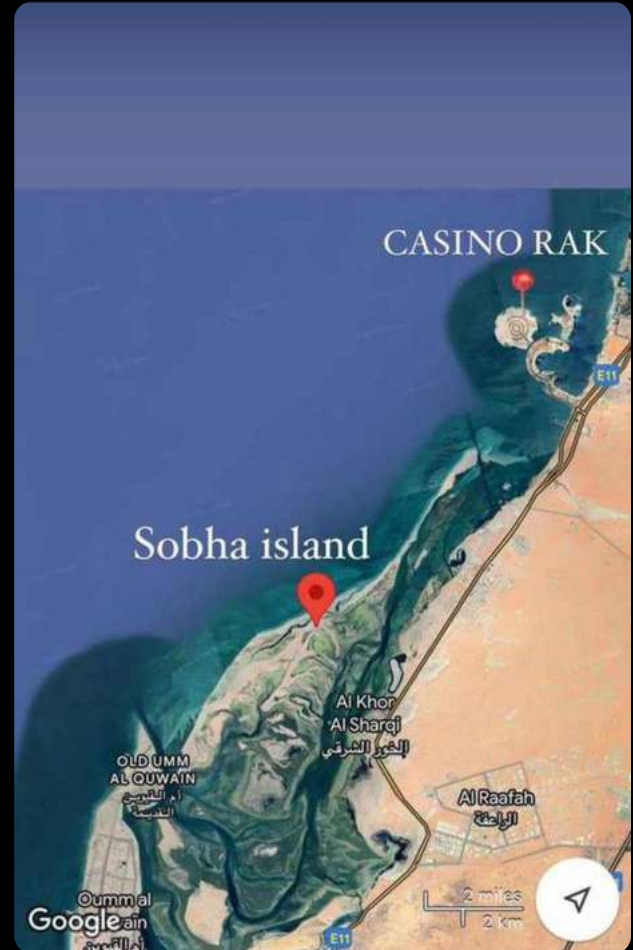


**2 Upcoming
Luxury Resorts**

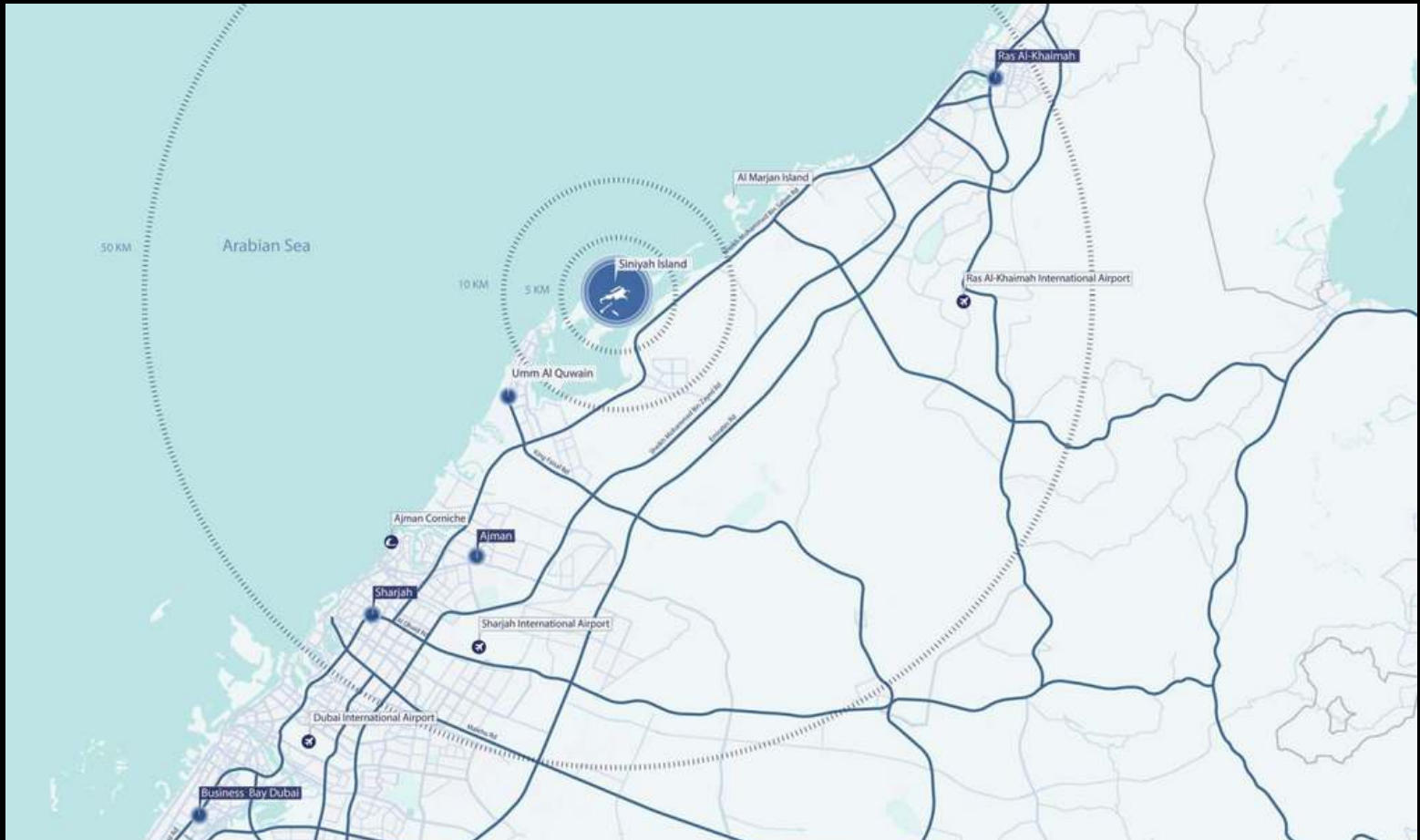


**46% Open
Green Spaces**

SOBHA Sinaya Island - Area Guide



SOBHA Sinayah Island - Map View



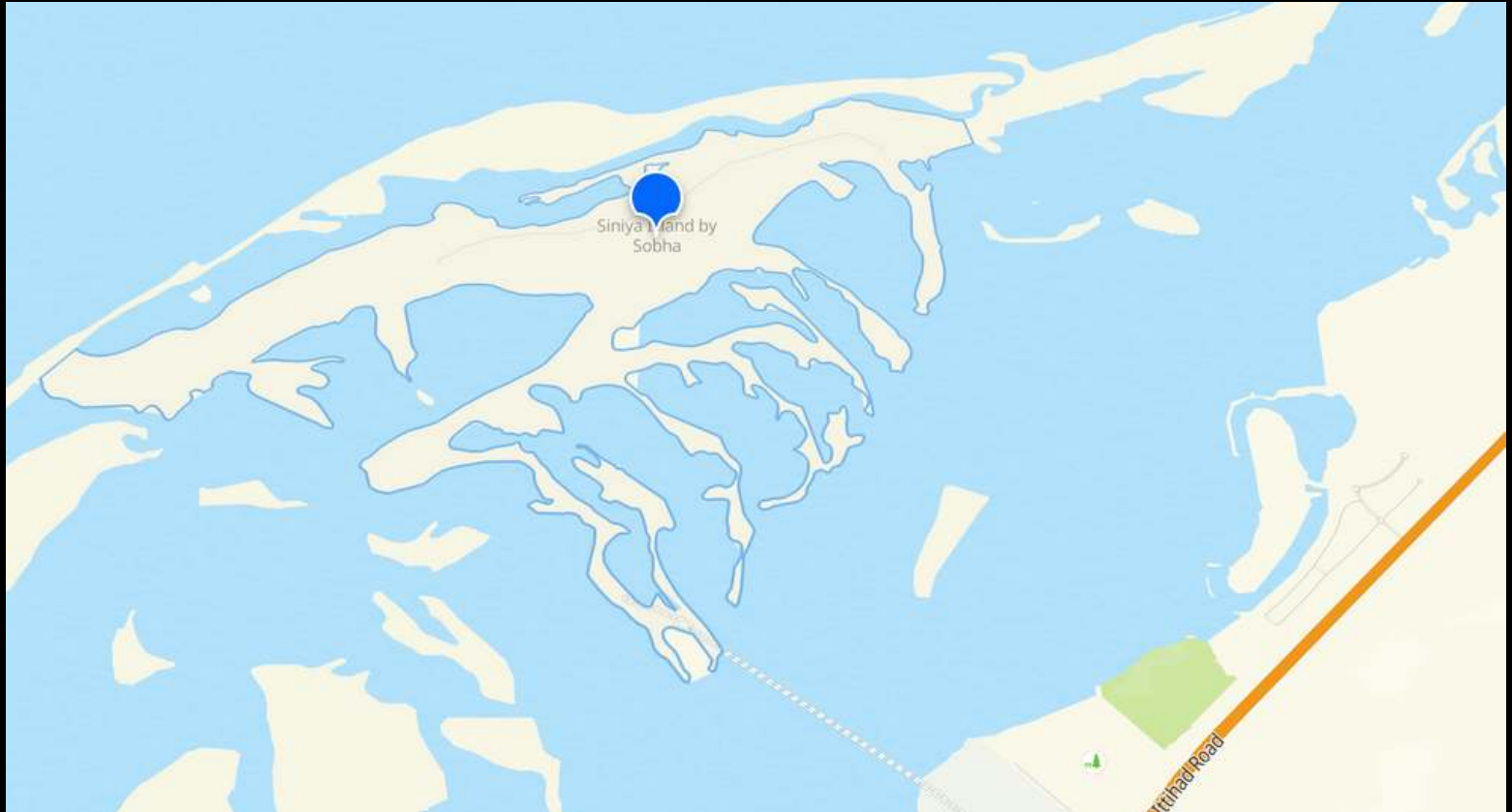
SOBHA Sinaya Island - Evening View



SOBHA Sinaya - Google Maps



SOBHA Sinaya Island



SOBHA Sinaya Island

1. 60 Minutes from Downtown Dubai
2. 50 Minutes from Dubai International Airport
3. 43 Minutes from Ras al Khaimah
4. 33 Minutes from Ajman
5. 30 Minutes from Sharjah
6. 10 Minutes from Marjan Island

The location of Siniya Island is unique in that offers both **tranquility** and **accessibility**, making it an ideal destination for those seeking a peaceful escape without being too far from the amenities of major urban centers.

The development plans include significant infrastructure improvements to enhance accessibility and leisure facilities, further elevating its appeal as a **prime residential** and **leisure destination**.

The island vision is
BUILDING SWIFTLY



Nature's sanctuary is taking shape, one milestone at a time. From pristine sands to iconic structures, an island dream is constructing rapidly into reality.



SOBHA Sinaya Island - Project Locations

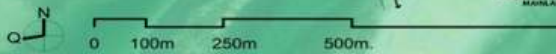




SOBHA
Siniya Island

A. BRANDED RESORT 1
B. BRANDED RESORT 2

- AMENITIES**
- 01. FAMILY ORIENTED GOLF COURSE
 - 02. EVENT CABANA
 - 03. PEDESTRIAN BRIDGE
 - 04. FIESTA SQUARE
 - 05. MARINE DOCK
 - 06. RIVERINE BOARDWALK
 - 07. AL FRESCO DINING
 - 08. PLAY ZONE
 - 09. CLUB HOUSE
 - 10. LINEAR PARK
 - 11. LAGOON
 - 12. YACHT CLUB
 - 13. BEACH CABANA
 - 14. PUBLIC BEACH
 - 15. HELICOPTER & AIR TAXI LANDING PAD
 - 16. BEACH VOLLEYBALL
 - 17. BARBEQUE & DINING AREA
 - 18. SNORKELLING
 - 19. PADDLE BOARDING
 - 20. KAYAKING
 - 21. FLOATING CINEMA
 - 22. KITEBOARDING
 - 23. ROWING
 - 24. WINDSURFING
 - 25. CANOEING
 - 26. AMPHITHEATRE
 - 27. COMMUNITY GARDEN
 - 28. YOGA DECKS
 - 29. TRAMPOLINE
 - 30. WELLNESS PARK
 - 31. PING PONG TABLES
 - 32. RUNNING CIRCUIT
 - 33. SUN DECK
 - 34. TENNIS COURTS
 - 35. PADDLE COURTS
 - 36. SKATEBOARDING ZONE
 - 37. RECREATIONAL FISHING DECK





Row Labels	Count of Unit: Unit Name
Aquamarine Beach Residences Tower A	10
Aquamarine Beach Residences Tower B	10
Aquamarine Beach Residences Tower C	4
Bayfront Marina Residences Tower A	63
Bayfront Marina Residences Tower B	193
Bayfront Marina Residences Tower C	80
Bayside Marina Residences Tower A	26
Bayside Marina Residences Tower B	48
Bayside Marina Residences Tower C	22
Bayside Marina Residences Tower D	19
Canalside Marina Residences Tower A	76
Canalside Marina Residences Tower B	217
Coastline Beach Residences Tower A	27
Coastline Beach Residences Tower B	10
Coastline Beach Residences Tower C	9
Coastline Beach Residences Tower D	26
Coraline Beach Residences Tower A	6
Coraline Beach Residences Tower B	5
Coraline Beach Residences Tower C	8
Delphine Beach Residences Tower A	7
Delphine Beach Residences Tower B	2
Delphine Beach Residences Tower C	7
Florine Beach Residences Tower A	29
Florine Beach Residences Tower B	8
Florine Beach Residences Tower C	7
Florine Beach Residences Tower D	7
Pearlside Marina Residences Tower A	124
Pearlside Marina Residences Tower B	115
Phase II	3
Pierside Marina Residences - Tower A	32
Pierside Marina Residences - Tower B	60
Pierside Marina Residences - Tower C	38
Pierside Marina Residences - Tower D	13
Pristine Beach Residences Tower A	75
Pristine Beach Residences Tower B	35
Pristine Beach Residences Tower C	40
Pristine Beach Residences Tower D	77
Sobha Siniya Island	71
Star Tower	2
Starline Beach Residences Tower A	41
Starline Beach Residences Tower B	13
Starline Beach Residences Tower C	14
Starline Beach Residences Tower D	54
Villas Phase II	10
Villas Phase II B	6
Yachtside Marina Residences Tower A	72
Yachtside Marina Residences Tower B	79
Yachtside Marina Residences Tower C	59
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Grand Total	1952

BAYSIDE

MARINA RESIDENCES

AMENITIES *with panoramic marina views*

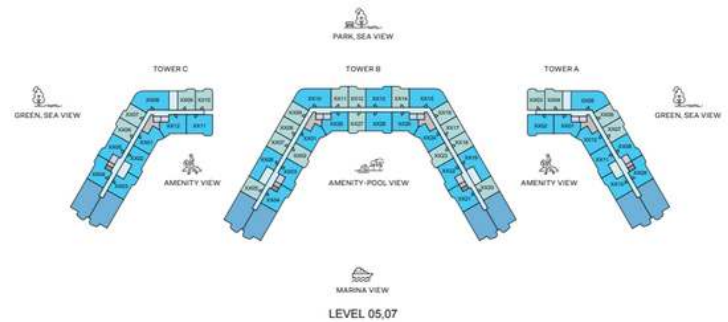
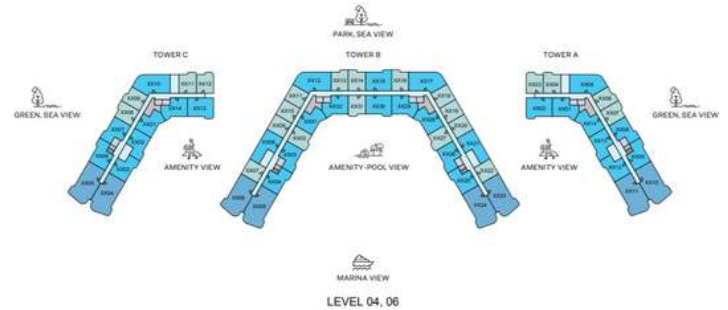
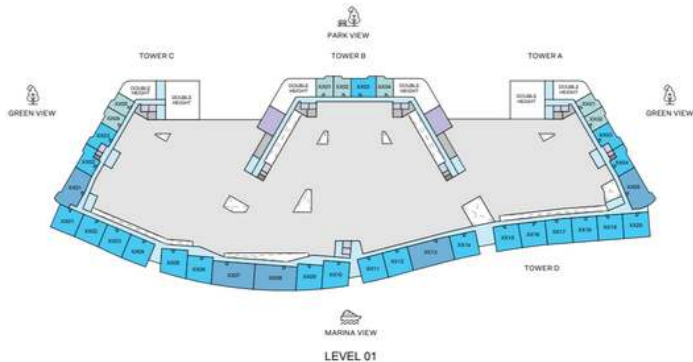
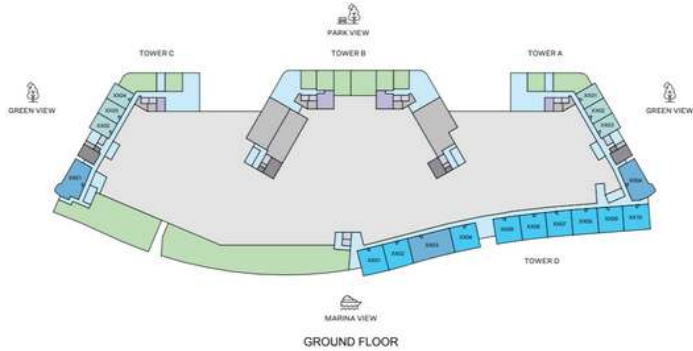


- | | | |
|--|------------------------|----------------------------|
| 1 ENTRY | 8 DECK SEATING | 16 KIDS PLAY AREA |
| 2 JOGGING TRACK/WALKWAY | 9 INFINITY FAMILY POOL | 17 OPEN FITNESS AREA |
| 3 OPEN CINEMA | 10 JACUZZI | 18 PING PONG TABLE |
| 4 WALKWAY | 11 KIDS POOL | 19 YOGA/MEDITATION DECK |
| 5 BBQ SEATING | 12 OUTDOOR SHOWER | 20 ACCESS TO SWIMMING POOL |
| 6 BUFFER PLANTING | 13 SUN LOUNGERS/BEDS | 21 CASCADE PLANTER |
| 7 RAMP/STAIRCASE
CONNECTING TERRACE | 14 WETDECK | 22 SENSORY GARDEN |
| | 15 FAMILY LAWN | |

SOBHA Sinaya Island BAYSIDE - Floor Layout

BAYSIDE
MARINA RESIDENCES

FLOOR AND UNIT PLANS



■ 1 BED UNIT ■ 3 BED UNIT ■ CIRCULATION ■ SERVICES ■ AMENITIES
■ 2 BED UNIT ■ PARKING ■ GARBAGE ■ LIFT

Market Comparison - SOBHA Sinaya Island vs Others

Feature	Sinaya Island	Nikoi Island (Indonesia)	Four Seasons Landaa Giraavaru (Maldives)	The World Islands (Dubai, Nakheel)
Developer	SOBHA REALTY (with *UAQ Government)	Independant botique resort	Four Seasons (Global Hospitality Chain)	Nakheel, government-backed but underdeveloped
Type	Natural Island, master-planned Villas + Apartments	Natural resort, 18 villas eco-style	Natural small resort isalnd in UNESCO bioshpere	Artificial Islands (-300) shaped like world map; fragmented development
Size	16 million sq.ft 46% green space	1.6 million sq.ft resort island	1.9 million sq.ft) island resort	Individual Islands range 1.4m - 1.8m sq.ft per island
Unit Size	Villas 4-6 BR: 4,800 - 9,800 sq.ft	18 eco-villas, small footprint	Guest villas only (not for sale)	Custom plots or villas vary; most underveloped
Price (USD)	4 Bed - 10.5m +	Not sold; resort rental only	Not sold (nightly rates \$1,400/night)	Reported villas start \$13.6m +
Price per sq.ft (est*)	AED 2,500*	N/A (not for sale)	N/A	Dubai prime plots up to AED 8,000 price per sq.ft
Ownership	Freehold for all nationalities	Leasehold resort operation only	Guest-only stays, N/A ownership	Mostly private purchaser projects, often leasehold complex structure
Ecosystem & Amenities	Mangroves, wildlife (flamingos, turtles) Golf Course, Marina, Wellness	Banyan forest, turtles nesting, sustainability focus	UNESCO biosphere, whale shark marine reserve, luxury spa, diving	Utilities fragmented; many islands lack infrastructure; slow development
Completion Timeline	Devilvery by Q4 2028 for Phase 1 (full by 2030)	Active since 2007; mature operations	Operational since 2004; established resort	Only a few islands with built developments; most delayed

FEATURE	SINAYA ISLAND UAQ	AL MARJAN ISLAND (RAK)	DOWNTOWN UAQ
Developer/Support	SOBHA REALTY (with *UAQ Government)	Al Marjan Island Company backed by RAK Govt, Wynn Resort	SOBHA's Downtown UAQ, Large mixed-use master plan
Type & Scale	Natural Island, 16m sq.ft - 60% green & natural mangrove design	Man-made archipelago; four coral-shaped islands, heavy resort focus	25m sq.ft* Mainland community, central UAQ, modern downtown mix of apartments and business district
Starting Prices	Villas from AED 10.5m (\$2.8m USD) - AED 24m; Apartments start AED 1.12m (\$300k USD)	Apartments from AED 1.8m - 5m Villas up to AED 28.9m for 5BR	Downtown apartments begin from AED 1.1m
Price per sq.ft	AED 2,500* -45% below Ras Al Khaimah Island rates	Marjan averages AED 1,500-3,000 price per sq.ft; trending higher towards AED 4,000 next couple of years	Guest villas only (not for sale)
ROI & Rental Yield	4 Bed - 10.5m +	Rental yield 9-12%; driven by Wynn casino and tourism boost	Not sold (nightly rates \$1,400/night)
Access & Connectivity	AED 2,500*	45 min to Dubai via UAE roads; limited direct bridge to mainland	Downtown UAQ sits on UAE highways with 45-60 min drive to major airports and cities
Unique Selling Proposition	Only natural UAE island with resort-style villas, ecosystem focus, exclusive marina, eco-tourism hook	Immediate tourism activation via Wynn casino, established beach resorts, high visibility	Affordable growth corridor: fully freehold, mixed-use modern living, high appreciation from base prices

ISLAND / LOCATION	KEY FEATURES	ADVANTAGES	BENEFITS FOR BUYERS/INVESTORS
SINIYA ISLAND (UAE, SOBHA)	Natural mangroves, 13 km² island, 1.7 km bridge, luxury villas & mansions, wildlife conservation	Master-planned by Sobha (track record), near Dubai (50 mins), year-round demand	Combines island privacy + city proximity; practical weekend & investment use; assured infra & maintenance
NURAI ISLAND (ABU DHABI)	Ultra-luxury private island, resort + villas, boat access only	Brand as “Maldives of UAE,” exclusivity	Prestige lifestyle, short stays, niche resale
BALI (INDONESIA)	Volcanic island, lush landscapes, established tourism hub	High tourism demand, diverse property	Strong rental market, cultural hotspot
MAURITIUS	White-sand beaches, dual citizenship programs, established luxury villas	Attractive tax regime, popular HNWI hub	Citizenship + lifestyle + investment combo
AMWAJ ISLANDS (BAHRAIN)	Man-made reclaimed islands, luxury apartments/villas	Close to Saudi bridge, popular expat hub	Lower cost entry, good rental market
DAYMANIYAT ISLANDS (OMAN)	Protected marine reserve, eco-tourism	High natural beauty, diving hub	Great for eco-tourism but no luxury realty
FAILAKA ISLAND (KUWAIT)	Historical island, redevelopment planned	Cultural heritage, government projects	Potential but underdeveloped, high risk
SEYCHELLES (AFRICA, INDIAN OCEAN)	Remote natural islands, luxury resorts	High exclusivity, global tourism hotspot	Pure leisure, limited ownership
MALDIVES	1,000+ small islands, global resort brand	Super exclusive resorts, tourism-driven	Great holidays but limited ownership

ISLAND	ACCESS	OWNERSHIP	LIFESTYLE	INVESTMENT APPEAL
SINAYA (UAE)	1.7 km bridge, 50 mins Dubai	Freehold	Villas, resorts, mangroves	High ROI + SOBHA trust
Nurai (Abu Dhabi)	Boat only	Limited Resale	Boutique prestige	Lifestyle-only
BALI	9 hrs from UAE	Leasehold	Villas + tourism	High rental, no freehold
MAURITIUS	8 hrs from UAE	Restricted, citizenship-linked	Luxury expat villas	Tax + lifestyle
MALDIVES/SEYCHELLES	Flights + transfers	Limited / Leasehold	Resorts only	Pure tourism

COMPONENT	GLOBAL STANDARD (COMMON PRACTICE)	UAE PREMIUM (SOBHA/SINAYA PRACTICE)
Developer/SUPPORT	SOBHA REALTY (with *UAQ Government)	Independant botique resort
Type & Scale	Natural Island, master-planned Villas + Apartments	Natural resort, 18 villas eco-style
Starting Prices	16 million sq.ft 46% green space	1.6 million sq.ft resort island
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Unique Selling Proposition	Freehold for all nationalities	Leasehold resort operation only
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Completion Timeline	Devilvery by Q4 2028 for Phase 1 (full by 2030)	Active since 2007; mature operations

FILTERS

153 Units Available

Type

Standard

Mirror

Villas

4 Bedroom A

4 Bedroom B

4 Bedroom C

5 Bedroom A

5 Bedroom B

6 Bedroom A

177

90

269-278

195-205

206-215

Amen

Show All

Show All



Sun Deck



Sport



Water Sport



Lagoon



Park



Yacht Club



Play Zone

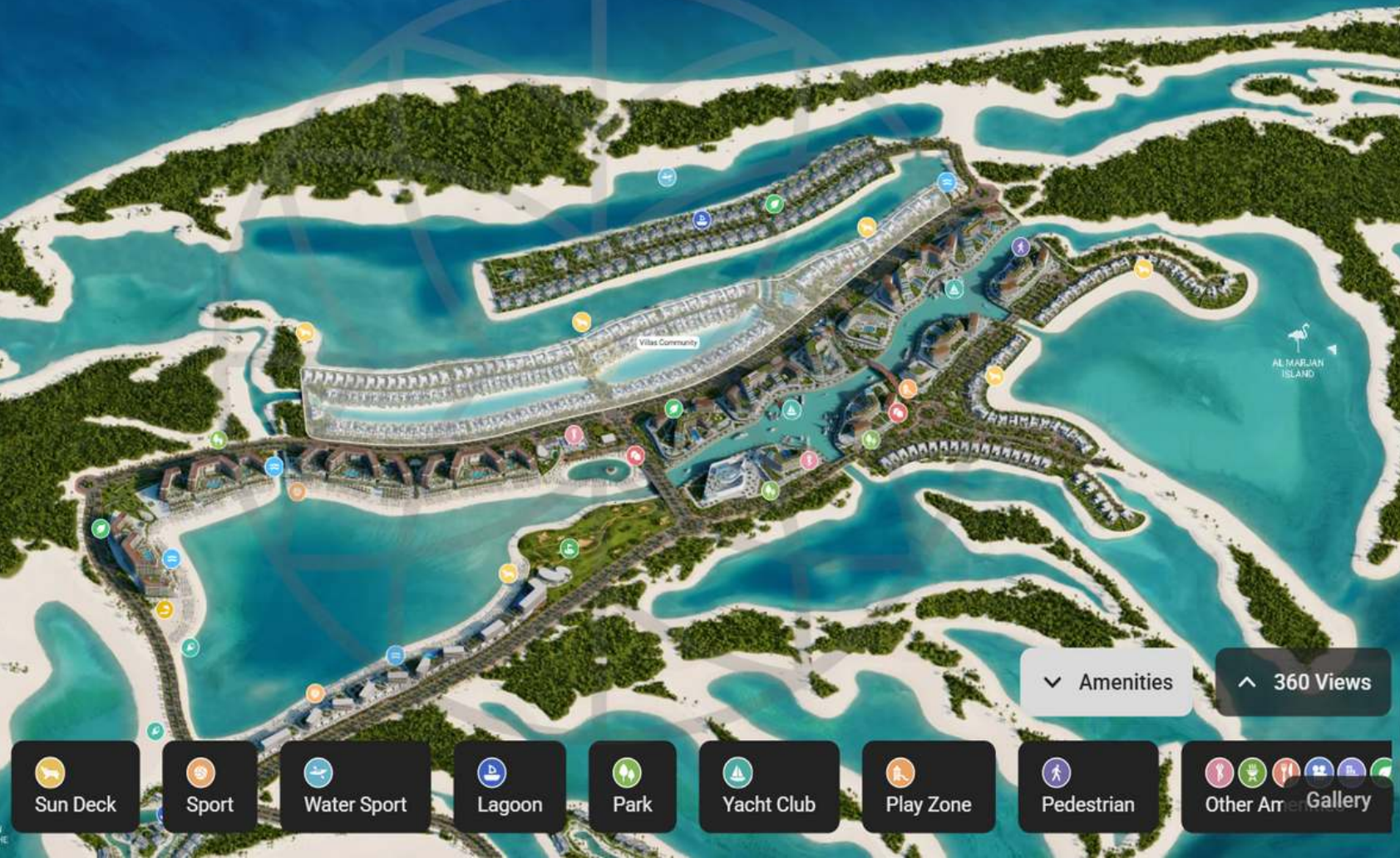


Pedestrian

Earth

Al Seanneeah

Siniya Island



AL MARJAN ISLAND

▼ Amenities

^ 360 Views



Sun Deck



Sport



Water Sport



Lagoon



Park



Yacht Club



Play Zone



Pedestrian



Other Amenities

Gallery



35



36



37



41



42



43



38



39



40



44



45



46



41



42



43



47



48



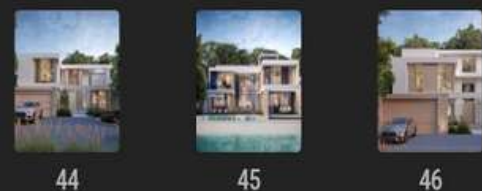
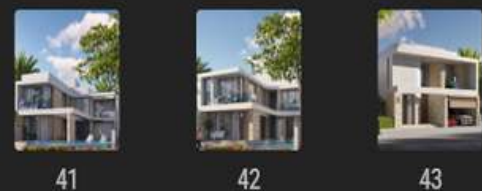
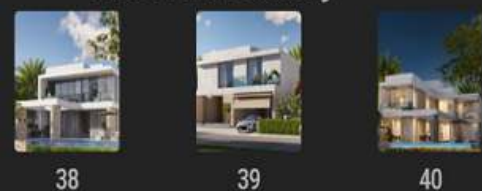
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50



The SINIYA Gallery



COMPONENT	GLOBAL STANDARD (COMMON PRACTICE)	UAE PREMIUM (SOBHA/SINAYA PRACTICE)
Master Bedroom Floor	Engineered wood or vinyl plank (Europe), laminate in US mid-segment	Porcelain tile (wood-look) – high durability + stain/water resistance large format category 5*
Master Bedroom Wall	Ceramic tiles with paint finish or natural marble in ultra-luxury	Full-height porcelain tile (matte or polished options)
Master Bedroom Floor	Slip-resistant ceramic or vin	Porcelain tile, anti-slip rated (R10–R12)
Bathroom Fixtures (Taps, Mixers)	Chrome-plated brass (standard); matte black/gold in luxury	Metal finish: Brushed Nickel / Matte Black / Rose Gold (varies by villa theme) Villeroy/Bosch/Duravit or equivalent based on the MOU Signed up (vendor)
Vanity Countertop	Quartz or natural stone (granite)	Engineered stone (Quartz Composite) – stain, scratch, heat resistant
Bathtub Fascia / Apron	Acrylic panel or painted board	Porcelain tile fascia matching bathroom aesthetic
Wardrobe Shutters	MDF with foil or melamine laminate	Laminate shutters with seamless edge-banding, soft-close systems
Bedroom Door Finish	HDF/PVC in most global mid-lux homes	Natural veneer door with lacquer finish
Metal Handle	Zinc alloy (common), basic lever handles	Stainless steel/brass alloy designer handles with soft matte finish

SOBHA Sinaya Island - The Interiors



1. Door, kitchen, wardrobe and vanity to be finished with laminate, melamine or equivalent offering both style and functionality
2. Smart climate controlling technology is installed in Sobha units
3. Mitred-edge quartz or marble for kitchen counter tops
4. Duravit or Villeroy & Boch for bathroom fittings
5. Porcelain tiles (Large format) for living areas
6. AAC Blocks for soundproof rooms. M40* Concrete is used
7. Magnetic locks with soft closing tech doors. Windows are double glazed, 6mm + 12mm air gap + 6mm)
8. Anti fungal and Low VOC paing for better health and air quality
9. 1.6 W m/k U-value of Sobha's facade glass for energy effeiciency
10. MIVAN aluminium formwork monolithic crack free walls

Main/internal doors: Solid core thick crushed walnut doors are 45mm (2.3m high) and main entrance doors 54mm (2.5m high).

*60 min of fire resistance

Balcony/floor-to-ceiling doors: Fitted with 3-point locking & vacuum seal systems, these double glazed units provide up to *44 dB sound reduction uPVC doors

Walls: Multi-layer insulation including 100 mm rock wool within EIFS facade and AAC blocks add extra sound attenuation / proofing

Autoclaved Aerated Concrete (AAC) blocks

Floors:
Porcelain tiles
anti-skid vitrified tiles

Soft-close cabinets
Quartz countertops
high-quality laminate or
PU-finish shutters

Bathroom fittings:
Grohe, Kohler, or equivalent
European brands

3-layer gypsum plastering putty
and emulsion paint

HVAC: Energy-efficient concealed ducted split AC systems district cooling (Empower/Emicool)
lifespan is 12 - 15 years

SOBHA SINIYA ISLAND

VILLAS PHASE 02 - LAUNCH 01

TPOLOGY



SOBHA
Siniga Island

VILLAS PHASE 2 - LAUNCH 2
LAYOUT



11

5 Bedroom Villa

- Type A
- Type A Mirror
- Type B
- Type B Mirror

8

6 Bedroom Villa

- Type B

3

7 Bedroom Villa

- Type B
- Type C

SOBHA
Siniya Island

VILLAS PHASE 2 - LAUNCH 2
LAYOUT



5 Bedroom Villa

■ Type A

■ Type A Mirror

■ Type B

■ Type B Mirror

6 Bedroom Villa

■ Type B

7 Bedroom Villa

■ Type B

■ Type C





SOBHA Siniyah Island - Community Overview

Sobha Siniya Island is an emerging freehold waterfront community in Umm Al Quwain, featuring a blend of residential, commercial, and retail spaces. With seamless connectivity to Dubai and surrounding emirates, it's quickly becoming a preferred destination for investors and families seeking a serene yet connected lifestyle.



Schools & Nurseries:

Khawla Bin Hakim School, Umm Al Quwain
Wise Indian Private School, Umm Al Quwain
Umm Al Qura School, Umm Al Quwain
Safia School, Umm Al Quwain

Healthcare:

Sheikh Khalifa Hospital, Umm Al Quwain
Umm al Quwain Hospital, Umm Al Quwain

SOBHA Sinaya Island - Unique Selling Points (USP's)



Views:

- One of the most exclusive island locations in the UAE.
- Surrounded by stunning greenery, crystal-clear waters, and natural coral.
- Unobstructed and endlessly captivating.
- Sobha Siniya Island is crafted to maximize every perspective, offering serene, panoramic beauty from every angle.



Unit Sizes:

- Spacious unit layouts ideal for both investors and end users
- Wide range of configurations across all unit types
- Sobha Siniya Island offers generously sized residences, far exceeding the average unit dimensions found in comparable island or waterfront developments.



Specifications:

- Direct access to Siniya Island Waterfront Promenade
- High ceilings with open, airy interiors
- Exclusive and limited unit types for ultimate privacy
- Top-tier construction materials and elegant finishes
- Unrivalled island lifestyle amenities, setting a new benchmark for luxury living in Umm Al Quwain



Payment Plan:

- The most attractive payment plan in the region 40/60
- Designed for maximum flexibility and strong cash flow, making ownership at Sobha Siniya Island more accessible and investment-friendly.

SOBHA Sinaya Island - Unique Selling Points (USP's)



Sinaya Island as a location:

- Sobha Siniya Island is strategically located off the coast of Umm Al Quwain, offering seamless connectivity to Dubai, Sharjah, and Ras Al Khaimah.
- Its prime waterfront setting combines serene island living with convenient access to the UAE's major city hubs, the perfect balance of tranquility and connectivity.



Project Accessibility:

- Sobha Siniya Island stands out as the most accessible island development in Umm Al Quwain.
- Located in a peaceful, uncongested area with direct access via Al Ittihad Street, the project offers effortless connectivity to major highways.
- Enjoy the perfect blend of privacy and convenience, with Dubai just a short, scenic drive away.



Project Mix Use:

- Sobha Siniya Island offers a mixed-use lifestyle, allowing residents and professionals to live, work, and shop all within the island.



Selling Rates & Ticket Prices:

- The most attractive selling rates amongst other comparable projects
- The most attractive ticket prices
- High ROI minimum 11% in today's market
- Affordable and easy payment plan

Palm Jumeirah - Rental Prices in today's market

Rent

Palm Jumeirah

Residential

1 Bed

Yearly Rent

TruBroker™ listings first

TruCheck™ listings first

Properties with floor plans

For Rent: Dubai Properties > Dubai 1 Bed > Palm Jumeirah

1 Bedroom Properties for Rent in Palm Jumeirah

AllFurnishedUnfurnished

PopularListMap



AED 135,000 Yearly
Apartment 1 2 Area: 715 sqft
No Sublease | Fully Furnished | Vacant
Seven Palm, Palm Jumeirah, Dubai
Agent last visited this property on 6th of October
Email Call WhatsApp
Whitewill



AED 185,000 Yearly
Apartment 1 2 Area: 1,142 sqft
Sea View | Huge Balcony | Fully Furnished
Azure Residences, Palm Jumeirah, Dubai
Agent last visited this property on 2nd of October
Email Call WhatsApp
E&V



AED 190,000 Yearly
Apartment 1 2 Area: 1,387 sqft
Fully Upgraded | Full Sea View | Direct Beach
Azure Residences, Palm Jumeirah, Dubai
Agent last visited this property on 1st of October
Email Call WhatsApp
vero

Rent

Palm Jumeirah

Residential

2 Beds

Yearly Rent

TruBroker™ listings first

TruCheck™ listings first

Properties with floor plans

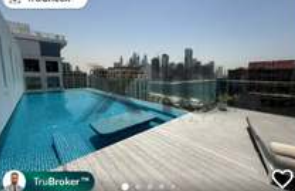
For Rent: Dubai Properties > Dubai 2 Bed > Palm Jumeirah

2 Bedroom Properties for Rent in Palm Jumeirah

AllFurnishedUnfurnished

PopularListMap

The Crescent (87)Tiara Residences (68)Shoreline Apartments (56)VIEW ALL LOCATIONS



AED 365,000 Yearly
Penthouse 2 3 Area: 2,652 sqft
Fully Furnished | Roof Infinity Pool | Penthouse
Soho Palm, Palm Jumeirah, Dubai
Agent last visited this property on 6th of October
Email Call WhatsApp
XTO

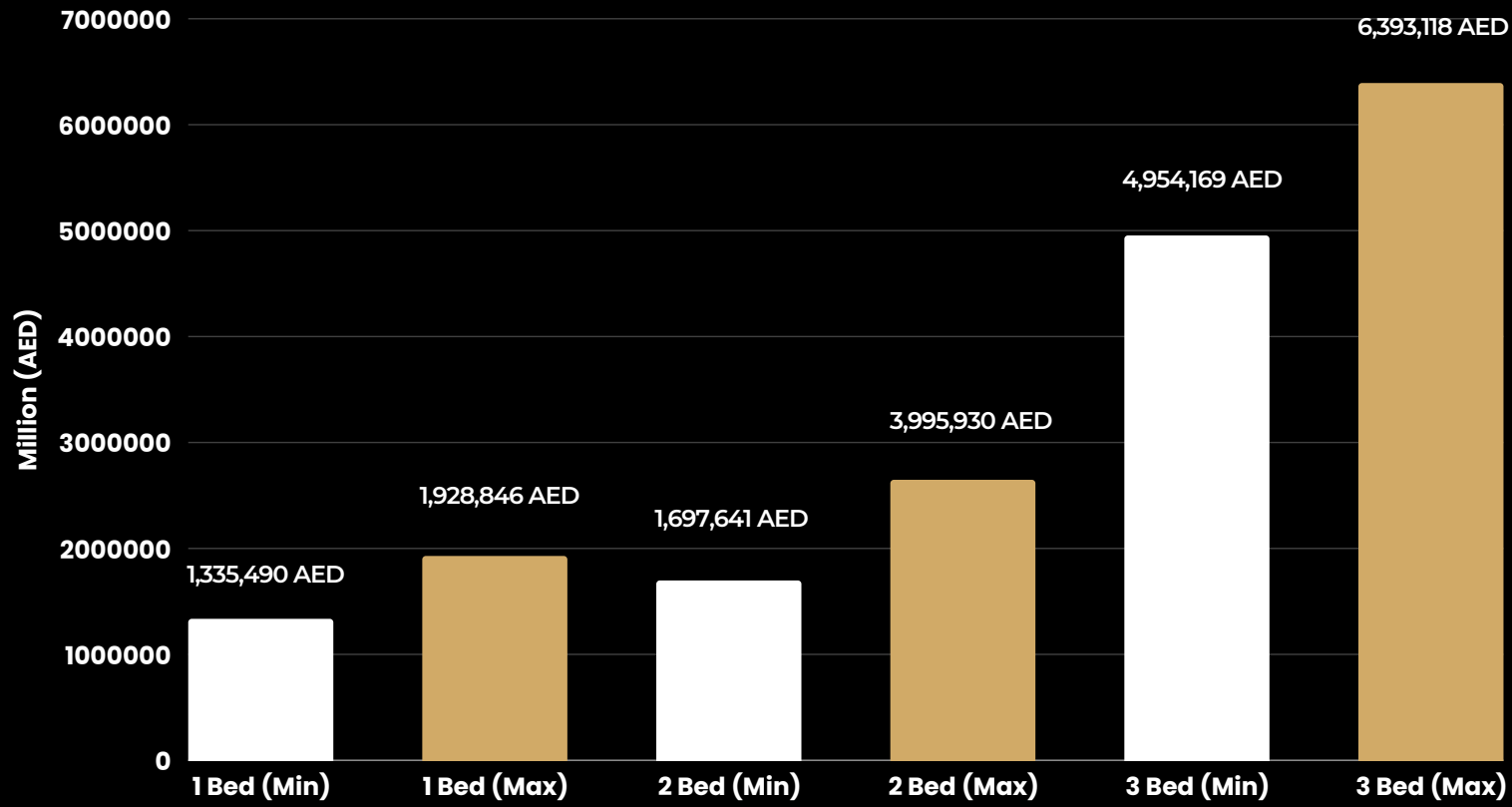


AED 270,000 Yearly
Apartment 2 3 Area: 1,709 sqft
Mid-Floor | Available Oct | Sea View
Oceana Aegean, Oceana, Palm Jumeirah, Dubai
Agent last visited this property on 6th of October
Email Call WhatsApp
Khan & Co

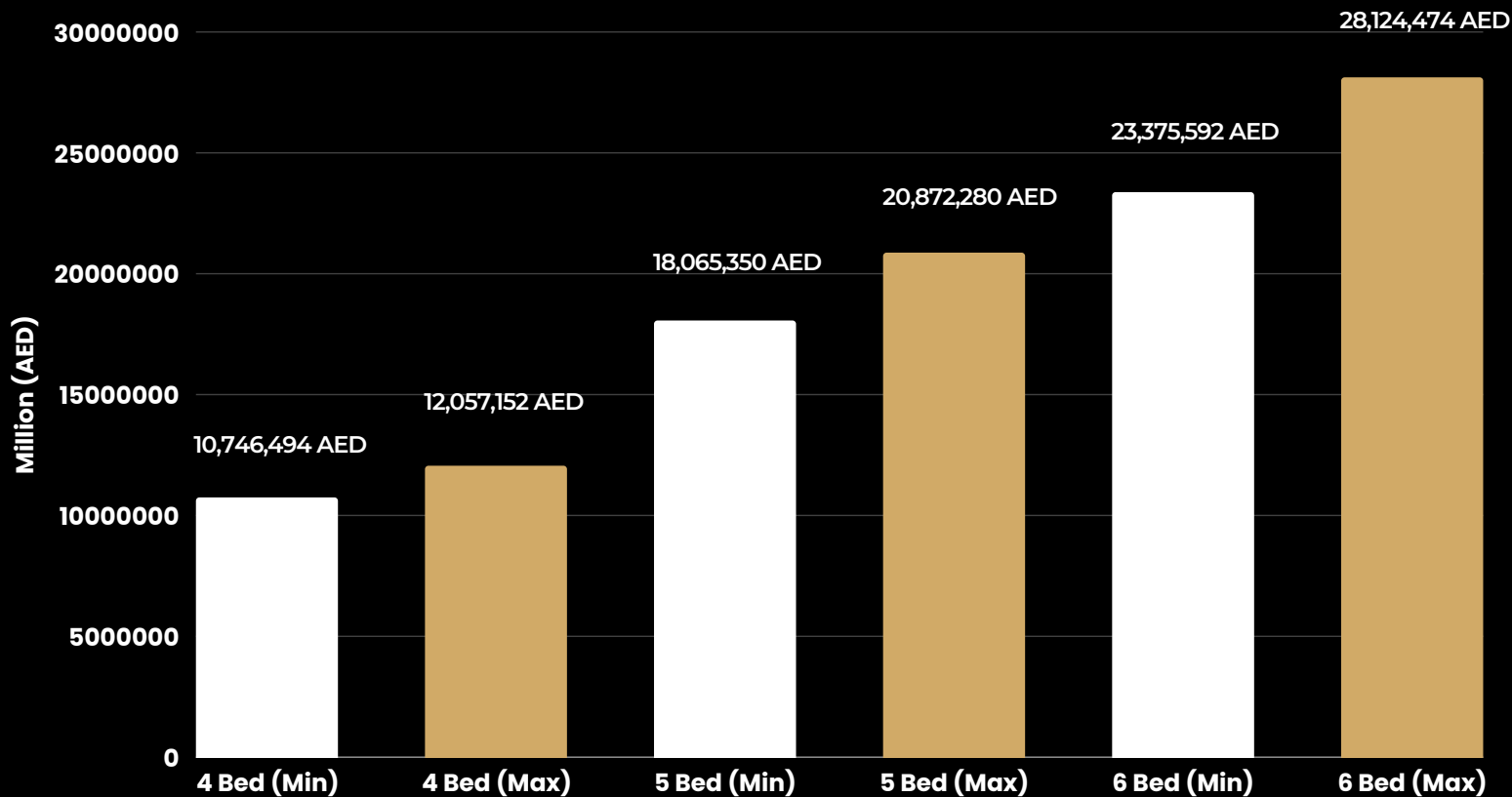


AED 280,000 Yearly
Apartment 2 3 Area: 1,404 sqft
BRAND NEW | PRIME LOCATION | BEACH ACCESS
Ellington Beach House, Palm Jumeirah, Dubai
Agent last visited this property on 6th of October
Email Call WhatsApp
Signature

SOBHA Sinaya Island - Min - Max Unit Ticket Price (Apartments)



SOBHA Sinaya Island - Min - Max Unit Ticket Price (Villas)













Summary & Conclusion

Among all the available offerings in SZR it's evident to consider SOBHA Central:

1. **Best Payment Plan:** Only 40/60
2. **Best Location: Sinaya Island** - One of the best communities to come in as an early investor
3. **Best Quality:** SOBHA with a proven track record delivering on time at high quality
4. **Best Sizes:** One of the only projects in the area with panoramic unobstructed sea views
5. **Best Ticket Price:** Can confidently say high floor specific units are low priced
6. **Best Offer:** Getting in at early launch will secure best prices
7. **Best Sale Rate AED/sq.ft:** Lowest Price Per Sq.ft compared to closest communities
8. **Best Unit Mix:** Project consists of Retail & Residential
9. **Best ROI:** Starting Minimum 11% for Long Term Annual Rent - Holiday home strategy expecting more
10. **Best Capital Appreciation:** 40%+ Capital Appreciation on completion if market continues momentum
11. **Best Option for both investor and end-user**

40/60 Payment Plan | Strong Long-Term Potential.

Why Now

- UAE Real Estate is currently a buyer's market, offering flexible payment terms and significant offers
- Property values have seen steady appreciation allowing early investors to capitalize on market

SOBHA Sinaya Island Overview

- A Low-rise business lifestyle district
- Will become the flagship zone for short-term rental returns and high net-worth occupancy
- Sobha Siniya Island features a sleek design, combining minimalism with iconic waterfront presence.

Payment Structure & Affordability

- Downpayment 20% + 4% DLD Fee

- **10% on Booking - 5% 3 Months - 5% 6 Months - 5% 9 Months - 5% 12 Months - 5% 15 Months - 5% 20 Months - 60% on Completion (Up to 30 Months from last payment)**

Exclusive Amenities | Natural Island | Landmark Destination

1. Close to UAQ Port
2. Direct access via ET1
3. Convenient proximity to Dubai, Sharjah, and Ras Al Khaimah
4. Part of a master-planned, integrated island community
5. Near Umm Al Quwain Free Zone, contributing significantly to UAE's economic growth
6. Central to the Northern Economic Corridor
7. Safe and secure investment with projected property appreciation of 40% at handover
8. Immediate equity opportunity for early buyers, with substantial growth potential
9. World-class waterfront lifestyle with private promenades, marinas, and leisure facilities
10. Exclusive community amenities and retail within walking distance

Don't lose this opportunity - Get in early and make the most gains

Risk of Delay

- Limited units available at this pricing level
- Payment Plan will not be available again as demand continues to rise

Panoramic Views from all Directions

- Affordable, developing community with great connectivity
- Proximity to mainland

You're securing a premium unit with an extremely flexible low payment plan. This is a rare opportunity in UAE's market. Let's lock this in and protect your investment.



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Thank you

Opportunities like this don't come often.
